

AGENDA

WATERBURY DEVELOPMENT REVIEW BOARD

Wednesday, April 20, 2022

Members: David Frothingham (Chair), Tom Kinley (Vice Chair), David Rogers (Vice Chair), Bud Wilson, Alex Tolstoi, Patrick Farrell, Harry Shepard, George Lester (Alt), and Joe Wurtzbacher (Alt).

The public meeting shall convene at 6:30 p.m. in the Steele Community Room in the Municipal Center, 28 North Main Street, Waterbury *and* via Zoom and conference call.

See ZOOM Meeting link and dial-in conference-call numbers at the end of this agenda.

Call to order by the Chair. Approve the Agenda. Introductory remarks.

- 1) **#020-22: William Poderzay** (owner/applicant)
Waiver and Conditional Use review for the construction of a 320 sq. ft. (16' x 20') shed within the side and rear setbacks at 1525 Blush Hill Rd. (MDR zoning district)
- 2) **#21-22: Ivy Ventures, Inc.** (owner/applicant)
Conditional Use and Site Plan Review to construct a two-story office building with an 11,000 square foot footprint, and 23,000 square feet of interior space at 2933 Waterbury-Stowe Rd. (RT100 zoning district)
- 3) **#022-22: Fifty-Five Consulting & Enterprises** (owner/applicant)
Site Plan, Conditional Use, and Downtown Design review for modifications to the existing café (restaurant/bar use) and the addition of a bakery and ADA access ramp, all within the existing Railroad Station location at 1 Rotarian Place. (DWN/DDR zoning/overlay districts)
- 4) **#007-22: Jean Gilpin Estate c/o Linda Gilpin** (owner/applicant)
Subdivision Plat for review and signature for a 4-lot subdivision of the existing 106.7+/- acre parcel on Black Bear Hollow Rd. and Perry Hill Rd. (LDR/CNS zoning/overlay districts)
- 5) **#037-22: Bank Hill, LLC:** Request for exemption from Downtown Design Review for replacing the railing and stairs at 19 S. Main St., (DC/DDR zoning/overlay districts)

Agenda items to be scheduled by the Chair:

- Public comment / Other business:
- Review prior meeting minutes and decisions (4/6/22):
- Adjournment.

Next meeting:

Wednesday, May 4, 2022, 6:30 p.m.

- #027-22, State of Vermont, Dept. of Forests, Parks and Recreation, Site Plan Review for boat trailer parking area at 2632 Blush Hill Rd. (CNS zoning district)
- #017-22 Ted and Candice Brunell, SFHA, single-family house, 10 Lincoln St. (VR/SFHA)
- #031-22, Holli Kenyon/Gary Kenyon, WR CU, garage with ADU and home occupation office, 84 Grove Lane. (LDR)

Join ZOOM meeting: <https://zoom.us/join>

Meeting ID: 843 8864 9362

Passcode: 666138

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

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Find your local number: <https://us06web.zoom.us/j/84388649362>